

Town Council, October 14, 2025

The council of the Town of Carberry met on Tuesday, October 14, 2025, at 7:00 p.m. in their council chambers. Mayor Muirhead was in the chair, and all members were present. Also present were CAO McConnell and YC Boganes.

Planning:

First off, the meeting was adjourned in order to hold a Public Hearing regarding the amendment to the Zoning By-law to allow daycare as a permitted use in the OS (Open Space) zone. No interveners were present, and no comment had been received at the Town Office. The hearing was concluded and the regular meeting resumed.

Delegations:

The first delegation was from Habitat for Humanity, who have formed a branch in Neepawa to serve Neepawa, Carberry, Minnedosa and Gladstone. They were represented by Marilyn Crewe, EDO of Neepawa and director of the Neepawa Habitat for Humanity, and John Lavich, the chair of their Board of Directors.

Lavich announced that their first build is nearing completion and will be handed over to its new owners shortly. Habitat for Humanity has been intensively fundraising to reach this milestone. He explained that all funds collected by whatever means are handed directly to Habitat for Humanity Manitoba, from whom all expenses are paid. The house becomes the property of the new owner, who assumes a low-interest mortgage which is paid to Habitat for Humanity. The mortgage payments of previous builds add to the funds available for new builds. Craftsmen and contractors donate time and materials to Habitat, from whom they are paid. The eventual owner contributes 500 hours of "sweat equity" as their down payment. A major cost is the acquisition of the land on which to build. In Neepawa's case, an irregularly shaped parcel from an otherwise filled subdivision was made available at an advantageous saving.

Habitat for Humanity came to Manitoba (and Canada) in 1987, opening a local board in Winkler, which has gone on to do over 500 builds. The selection of the recipient of a build is quite a bit more rigorous than the bank's vetting for a mortgage; they even require training in financial literacy. Once chosen and built, the payment schedule is tailored to the individual recipient. It's a "leg-up" in an increasingly restrictive financial and real estate environment. The house is built to the most exacting standards, well above code minimums. It is even checked for air quality before delivery.

Crewe and Lavich explained that with one build under their belts, they were looking for the next one to be in another of their target municipalities, and that Carberry, which had already approached Habitat in the recent past would be a good choice. They suggested that a sub-board of local activists, administrators and contractors be formed to source a site and possible recipients. Training will be provided from the Winnipeg central office. Local contractors are often as source of donations both in time and materials; their contributions are good advertising. Social media recognition and credits on the signboards around the site add recognition. Finances are all run directly through the Winnipeg office. All fundraising and donations go there and come back from there. It is a requirement that 75% of the cost of a build be in hand before work can start. There are checks and controls on all fiscal transactions. For detailed information you can visit:

habitat.mb.ca/homeownership.

Council agreed that in a world where home ownership seems more and more remote for many people, and where low cost housing is needed everywhere, Habitat's idea is welcome and exciting. They asked if the principle could be extended to the renovation of existing housing stock. There are buildings in town which were built as low-income housing and have fallen into disrepair. Perhaps Manitoba Housing would transfer ownership of one to Habitat for restoration.

Crewe and Lavich were thanked for their presentation and wished well. In turn, they thanked Council for their time and offers of assistance.

The next delegation was from Tyson Boychuk, speaking for the Christmas in Carberry Committee. He introduced himself as a recent arrival in town, arriving from Swan River where he was raised by a father who was always active in community events, a member of the Lions' Club and active in all manner of community volunteer opportunities. He immediately joined the Carberry and Area Chamber of Commerce and soon had volunteered for the Christmas In Carberry promotion. As he explained, the Chamber's Christmas projects have hitherto been stretched over a month, but his idea is to shorten it down to an action-packed weekend, hoping to make it a destination for people from beyond the town. This year's festivities will centre around Saturday, November 29, and highlight Main Street. There will be the 'Flip the Switch' event on Friday the 28th, when the Main Street holiday lighting will be on show, and there will be a lighting ceremony for the CACF's Memory Tree, and other trees of all sizes and shapes along Main Street. It will also be the day of the 'Christmas Madness' when Main Street shops and others will remain open until 8:00 p.m. Saturday there will be the "Parade of Lights" in the evening to display the floats of enterprises in the area (he has 20 signed up

so far) and the application is in to have the parade led by the RCMP, and he was asking that the Fire Department take up their traditional place as the rear guard. That evening is also the Firemen's Ball, and there has also been Hockey Day at the rink. Boychuk hopes to set up a reception area for the parade at the head of Main Street — the CP park and the parking area south of the hotel — where there would be carol singing, a vote for best float, hot chocolate and hot dogs (laid on by McCain's and Callaghan's) and fire barrels overseen by the Fire Department. Council agreed that it should be possible; it sounds like what was done for the arrival of the CPKC Christmas Train. It was, and promises to be, an excellent outing for the community. Boychuk went on to ask if the Town could be persuaded to decorate the pavilion in the park.

Council offered some suggestions. If the event is to be held at the end of Main Street, the committee should ask Council to close the road for the duration and prevent the usual transports from parking in the lot for the evening. They also gave names of people who have experience with the organization and marshaling of the parade. Of course, if it has snowed as it may well have in late November, the street and the park area will have to be cleared. The mayor offered the use of his skid-steer for the purpose. Use of the Pixelboard at the Collegiate for promotion and support of the parade was offered as well. Council thanked Boychuk for his work and his presentation and assured him of their good will and assistance.

Finance & Accounts:

Council accepted the Finance Report as presented and received the Financial Statement for September 2025. Accounts, electronic payments, and direct withdrawals totaling \$1,166,877.28 were approved for payment.

The CAO presented a 9-month review of the TOC/NCL joint account. It showed a prospective surplus of almost \$10,000 for each municipality and was on the whole encouraging.

Council accepted the 2024 Audited Financial Statements prepared by the Exchange Group. They gave a clean bill of fiscal health. There was a surplus in the general account of nearly \$200,000 and of \$35,000 in the utility account. Also included were several suggestions that would bring the books more into line with the latest PSAB guidelines. The CAO assured the meeting that all efforts will be made to bring the 2025 statements into compliance. She was complimented on how promptly the statements were completed.

By-laws:

The zoning changes, by-law 06/2025, to permit the Daycare to be built in the OS (Open Space) zone, which were the subject of the earlier Public

Hearing, were given a second reading. They were then given a third reading, passed unanimously, were signed by mayor and CAO, and became law.

By-law 12/2025 a further amendment to the Traffic By-law, was given a first reading. It pertains to parking arrangements on Third Avenue east of Main Street.

By-law 14/2025, which would regulate outdoor lighting with a view to control light pollution, was presented for a second reading, but was defeated. Concern was expressed over the lack of accepted standards, and the difficulty of enforcement.

By-law 16/2025, a by-law to regulate the proceedings and conduct of Council was given its second reading. It was then given its third reading, passed unanimously, and will be signed, sealed and pass into law. It was noted that the only significant change from previous practise was that the regular meetings will now be held at 5:30 p.m. on the second Tuesday of the month, and that there will be a curfew at 9:30 p.m., only extendable for half an hour.

Unfinished Business:

From the meeting of Joint Councils, a resolution was passed naming Mayor Muirhead and ACAO Sudak to have signing authority over the Carberry Plains Community Centre's account at Westoba Credit Union and removing the authority of Grady Stephenson and Jamie Smart.

Following a discussion about staffing the joint enterprises for the winter months, Council approved the hiring of a seasonal casual worker.

A seasonal employee was hired, and a Manager of Joint Services, Bill Syrik.

General Business:

Council authorized the Project Manager for the Lagoon Expansion Project, Stefanie Lynch, to make decisions on behalf of the Council pertaining to the lagoon project up to a maximum expenditure of \$10,000.

Following up on their presentation last month, Council provided a grant of \$425 to the Prairie Harvest Festival Committee to cover facility rental fees.

Council reallocated their representatives on the various Committees of Council. These changes take effect immediately.

Council approved the tender of Westoba Credit Union for day-to-day banking for a term of 12 months.

All of Council and the CAO were approved to attend the Association of Manitoba Municipalities Fall Convention in Winnipeg, November 25-27. Costs including registration, accommodation, mileage and meals to be covered.

A quote to extend the water and sewer mains for the Daycare came in at well over the expected amount. It was discussed *in camera*.

A landlocked piece of property to the east of the CN tracks, initially set aside for road allowance, was offered for sale by tender in 2023. There were no takers at the time, but now it would benefit a neighboring property. Council agreed that an offer from that landowner would be favourably viewed.

The AMM has published a recommendation for an alcohol policy for users of municipal buildings and properties. Council agreed that it was prudent to have such a policy, and asked the CAO to fill in the locally significant clauses and present the policy for approval at the next meeting.

The dumpsters in town, particularly those at the Community Hall, have been dreadfully misused. They fill rapidly with waste that should have been collected at the curb on Tuesdays, plus larger items that should have been taken to the Transfer Station and put in the roll-off bins and paid for. Where it all comes from is unknown. It can leave legitimate users of the Hall with nowhere to put the waste the dumpsters were there for. Council agreed that it was a problem that needs to be addressed. The cost of lockable dumpsters will be researched, and the complete removal of the problem units considered.

Council accepted the quote of Sandhills Electric to upgrade the HVAC unit for 44 Main Street, the Town Office.

Council approved Financial Administrator Tamara Klippenstein to attend the MMA's Boot Camp 1.0 October 29-31. Expenses for registration and meals to be covered and the company vehicle used if available, otherwise mileage will be reimbursed.

Reports:

Youth Councilor Boganes reported that the graduating class at CC went to a seminar in Neepawa on post-secondary possibilities. The student population of CC has reached 322. The varsity volleyball team will host a tournament on Oct 31/Nov 1. On November 4 there will be a Trade Show hosted by the Chamber of Commerce. Remembrance Day ceremonies will be held on November 10 at the school. Several advanced students (including Boganes himself) will be joining the Brandon Symphonic Band on October 30. The Youth in Philanthropy group have been doing yard work for people and helping out at the Rummage Sale.

In addition to providing information on the agenda items for this meeting, the CAO's report expresses confidence in the new office staff and their ability to learn quickly and work to capacity. She reports that the Commissionaires have been out and have been called for another visit shortly. She is in the process of setting up a provision for Electronic Funds Transfer [EFT] with

software from Munisoft. This will be particularly useful during the loss of postal services. Courier delivery of cheques is prohibitively expensive. The Munisoft yearly cost of \$800 will be offset by the savings in stamps alone. We have started a directory of community members' and businesses' email addresses. Anyone who isn't on the list could call the office and give us the information, particularly if they are expecting a cheque or a receipt.

The ACAO has been busy on all three of her mandates. She has been drafting a policy for grants to community groups; she has been researching the methods and costs of installing a crosswalk across the Wellwood Road at Stickle; she has called CN to task about the weeds along their tracks at the east side of town; and set up a policy, tender and agreement for the cleaning of 122 Main Street. She has been seeking clarification on the steps that remain to approve the Hall's generator as operational. She is preparing a PowerPoint presentation to tell the public about the campground project and the next anticipated steps. She has sought a delivery time for the overhead door at the old firehall, and a clarification from the insurance company on the amount of work necessary to repair the roof of the Town Office. As Municipal Emergency Coordinator [MEC], she is working on the 2026 Emergency Plan, and will be taking her second last training module from MAMEC at the end of the month. As EDO, she has ordered two of the billboards for the highway approaches to town, and will hold off on the third until it is sited and approved. She has been working with the Prairie Harvest Festival to promote their upcoming event, and is developing an ad for Carberry for the 2026 Southwest MB Visitors' Guide.

Public Works have spent the past month in the usual grass cutting and weeding and have had occasion to repair irrigation equipment hit by a tractor, and a pump at the lagoon. They cleaned the two compartments at the east lift station. They have placed a culvert from their shop to the ball diamonds and been consulted about drainage at Third and Dufferin. Mitchell's have placed 125 yards of gravel in the back lanes, with another twice as much to come. The sign at the Daylily Garden is now in place.

The Lagoon Project Manager reported that five firms had attended the site visit on the October 9 and were given a walkthrough of the operations and an outline of the scope of work and the contract obligations. Scott and Rodney have given a wish list of equipment in need of repair or upgrade, and there is a report expected from a company tasked with preparing a list of needed changes, but it isn't ready. Rather than wait and add scope to the tender, she would prefer to put the tender out sooner rather than later, and keep a contingency fund for what might be added later.

The Fire Department has acquired a new truck to carry the snuffer unit, and has received a donation of a substantial amount of foam for it. They have several new members and are embarking on a training plan for them.

The Archives have received plaques from the Manitoba Historical Society for the air base and the home of WWI ace and pioneer bush pilot Wop May. The plaque at McCain's is already in place, and a location is to be chosen for the May house plaque.

The Arts/recreation director has filled the piano lessons timetable and is preparing for the Handmade Market on November 15. She is organizing a Halloween Dance for grades 7-12, and looking for volunteers to help set up, chaperone, and clean up.

The newly restored windmill at the cemetery has stopped turning; the restorer will be called. The sunken flower beds at the individual graves have been topped up now. A substantial donation has been received.

The Museum is proceeding with their display shed of the artifacts and stories of the beginnings of potato cultivation in the Carberry area.

The Carberry Handivan has been being hired by people from Brandon to take patients to Winnipeg. The rates have been adjusted upward to reduce this drain on Carberry's facilities. The vans have been being parked on the grass beside the shop, and it was pointed out that they could park on the cement forecourt without hanging into the street or in any way inconveniencing the Fire Department.

The Library's front steps and ramp need redesign and replacement. There is a possibility of a grant to help with the work, but it will not likely more than cover a portion of the cost. The WMRL, as a renter, cannot properly be asked to help with the cost of a building that continues to belong to the Town and NCL. Once a design has been selected and approved, an application for a grant can be considered.

The HAC realized about \$6,000 from their Rummage Sale. The leftovers were distributed to charitable organizations in Brandon and nearby.

The contract for siding the White House has been signed, with a provision that work be completed by December 1.

Communications:

WMRL sent their recent board meeting minutes and their 2026 budget.

Manitoba Transport and Infrastructure sent details of the Safety Fitness Certificate Auto Renewal Process.

The Canadian Association of Medical Radiation Technologists sent details of the declaration of Nov. 2-8 as Medical Radiation Technologists Week.

MB Municipal & Northern Relations announced their availability for direct meetings at the AMM convention.

The Canadian Union of Postal Workers sent material about the Mandate Review taking place between October '25 and March '26.

The Carberry and Area Chamber of Commerce sent details of their Annual Trade Show November 4.

Around the Table:

Councilor Sudak had brought photos taken of the mess at the Hall's dumpsters, and wished to tell the perpetrators that they had spoiled the use of them for everyone. He also asked everyone to be extra cautious on Halloween to watch out for young trick-or-treaters. He suggested that parents might take the precaution of putting lights on the costumes.

Councilor Rea asked for an update on Dr. Maharajh's clinic. She was informed that though he is still hoping for a standalone clinic, he has agreed to set up initially in Super Thrifty Pharmacy. She also asked what if any schedule the Commissionaires were on to visit the town and was advised that they come when invited to address a particular violation. She suggested that a list of problems be prepared so that when they are present they can address other issues. Several councilors had suggestions for that list.

Councilor VanDamme echoed Sudak's warning to be careful on Halloween and further suggested that parents take the opportunity to bring the children to the Lodge and the Marshall where they receive a warm welcome and cheer the residents.

Councilor Kalinowich hoped that the RCMP could be induced to visit the town at 8 o'clock on a Saturday morning, which is when the loudest of the ATVs are heard.

Mayor Muirhead mentioned the Commissionaires' visits to town, agreeing that we could use a greater visibility and a list of problems to be addressed. He reported that he had been involved in Dr. Maharajh's visit to Super Thrifty Pharmacy and added that Dr. Alagaili was interested in adding at some point an ultrasound clinic. Alana Bailey of Super Thrifty is in favour of the new clinic. Muirhead and CAO McConnell had a meeting with Minister Glen Simard at which he discussed details of the Code of Conduct as it deals with conflict and confidentiality, aired some of his reservations about the process of amalgamation, brought up his concerns about the need to give new councilors more rigorous training, and raise the possibility of perhaps adding to the number of councilors to ease the burdens on the present five.

While CAO McConnell was preparing details of the immense debenture that will be required, she was unable to find anywhere in the files a clear

instruction that says we need a new lagoon of any particular size. The addition of the second cell in 1992 was clearly a confused and ill-planned operation, and Mayor Muirhead doesn't want to see that happen again. He has found an environmental engineer from MB Environment and Climate Change, Sean Ostwick, and hopes to schedule a meeting on Teams with the engineers, Abbey Bingham the Environment Officer from Environmental Compliance and Enforcement, and the Project Manager to get some clarity on the terms and scope of the lagoon project. Another invitee to the meeting might be a representative from the Water Services Branch. The meeting can be recorded to reduce subsequent confusion. Questions to be raised include whether treatment is required and when the contents of a full cell can be discharged, and whether the now outdated liners on the first two cells can be changed. The meeting is coming, it will be important to get all the questions ready.

With that, Council moved *in camera* to discuss personnel and preliminary matters.